

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

February 27, 2015

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
File
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the February 26, 2015 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Case: Z14-040 Preliminary Major Final Site Plan
Applicant: Franklin Development Group, LLC
Address: 45-45 Lincoln Street and 972-975 Summit Avenue
Attorney: Michael Oliveira, Esq
Block: 2801 Lot: 5,6,7 & 8
Zone: R-1 - One and Two Family Housing District
For: Major Site Plan approval to construct a 4 story, 23-unit building with 8 moderate income units and 23 parking sites.
“d” Variance: Use, height
“c” Variances: Maximum lot coverage, Minimum front yard setback, Minimum parking aisle width
Decision: Approved with conditions
8. Case: Z14-034 Minor Site Plan
Applicant: Dante DelForno and Rhett DelForno
Address: 153 Morgan Street
Attorney: Robert Verdibello, Esq
Block: 13002 Lot: 6
Zone: R-3 – Multi-Family, Mid-Rise District
For: Minor Site Plan approval to construct a 6 story, with a mezzanine on the first and second floor, mixed use building. The bottom two floors will be commercial and the top 4 floors will have 3 residential units.
“d” Variance: Use, height
“c” Variances: Maximum building coverage, Minimum floor to ceiling height, Minimum rear yard setback
Decision: Adjourned to March 19, 2015 meeting
9. Case: Z14-038 Preliminary and Major Final Site Plan
Applicant: The Ishay Group
Address: 3464 Kennedy Boulevard
Attorney: George L. Garcia, Esq
Block: 2603 Lot: 51
Zone: R-1 – One and Two Family Housing District
For: Major Site Plan approval to rehabilitate and convert an existing 4 story warehouse to a mixed use building, and add a floor for a total 5 stories. The proposed building is 5 stories, 14 units, and has 2,350 sq ft of ground floor commercial space.
“d” Variance: Use, Height
“c” Variances: Expansion of a non-conforming structure containing a non-conforming use
Decision: Adjourned to March 19, 2015 meeting

Cont. on other side →→→

10. Case: Z14-037 Preliminary and Major Final Site Plan
Applicant: Brunswick 124, LLC
Address: 124-128 Brunswick Street
Attorney: Charles J. Harrington, III, Esq
Block: 11004 Lot: 27 and 28
Zone: R-1 – One and Two Family Housing District
NC – Neighborhood Commercial District
For: Major Site Plan approval to construct a 5 story building with 19 units, 13 parking spaces, and ground floor commercial space
“c” Variances: Building coverage, lot coverage, rear yard setback, parking
“d” Variance: Use, Height
Decision: Approved with conditions
11. Case: Z14-036 Preliminary and Major Final Site Plan
Applicant: Phoenix Urban Development, LLC
Address: 334-336 Second Street
Attorney: Ronald H. Shaljian, Esq
Block: 11007 Lot: 10 and 11
Zone: NC – Neighborhood Commercial District
For: Major Site Plan approval to construct a 5 story building with 11 residential units, 2 ground floor commercial spaces, and 3 onsite parking spaces
“c” Variances: Minimum floor to ceiling height
“d” Variance: Height
Decision: Approved with conditions
12. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z12-025 submitted by Diamond Tech Group, LLC (512 Paterson Plank Rd.) B: 503
Lots: 21 & 23

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON